

APN 1318-10-416-005

DOUGLAS COUNTY, NV

2024-1007441

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=2

05/06/2024 02:00 PM

JAMES K. BURAU, LTD.

SHAWNYNE GARREN, RECORDER

E07

**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:**

Law Offices of James K. Burau, Ltd.
916 Southwood Boulevard, Ste 1A
Incline Village NV 89451

Prepared Without Title Examination

MAIL TAX STATEMENTS TO:

PATRICIA LYNN KEMBERLING RIGGS, Trustee
3495 Lakeside Drive, #162
Reno, NV 89509

Real Property Transfer Tax: None (Exemption 7)

GRANT, BARGAIN, SALE, WARRANTY DEED

THIS INDENTURE WITNESSETH: That PATRICIA KEMBERLING-RIGGS ("Grantor"), for no consideration, does hereby Convey, Grant, Bargain, Sell, and Warranty to PATRICIA LYNN KEMBERLING RIGGS, Trustee, or her successors in interest, of the LIVE OAK CELLARS 2006 REVOCABLE TRUST dated November 6, 2006, whose address is 3495 Lakeside Drive, #162, Reno, Nevada ("Grantee"), all that real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 6 in Block 5 of PLAT OF SECOND ADDITION TO ZEPHYR HEIGHTS SUBDIVISION, being a portion of Section 10, Township 13 North, Range 18 East, M.D.B.&M., as filed in the office of the County Recorder of Douglas County, Nevada, on July 6, 1948, in Book 1 of Maps as File No. 6530.

**Property commonly known as 610 Jerry Street, Zephyr Cove, Nevada 89448;
APN 1318-10-416-005.**

**As set forth in that certain Grant, Bargain, Sale Deed recorded on September 14, 2012,
as Document #809123 in the Office of the Douglas County Recorder, State of Nevada.**

TOGETHER with all warranties of title, and with each and every tenement, hereditament, and appurtenance thereof, subject to any unpaid taxes and/or assessments and subject to each encumbrance, covenant, restriction, reservation and right-of-way that is visible or of record.

GRANTOR:

Patricia Kemberling Riggs
PATRICIA KEMBERLING-RIGGS

Dated: March 5, 2024

STATE OF FLORIDA)
) ss.
COUNTY OF Pinellas)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this day, March 5, 2024, by PATRICIA KEMBERLING-RIGGS, as Grantor, who is personally known to me or who has produced _____, as identification.



KELLIE M. HALL
Notary Public
State of Florida
Comm# HM400517
Expires 7/8/2027

Kellie M. Hall

Notary Public

My commission expires: 7/8/2027

STATE OF NEVADA
DECLARATION OF VALUE

- 1. Assessor Parcel Number(s)
 - a) 1318-10-416-005
 - b) _____
 - c) _____
 - d) _____

- 2. Type of Property:
 - a) Vacant Land
 - b) Single Fam. Res.
 - c) Condo/Twnhse
 - d) 2-4 Plex
 - e) Apt. Bldg
 - f) Comm'l/Ind'l
 - g) Agricultural
 - h) Mobile Home
 - i) Other _____

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: <u>Verified Trust - js</u>	

- 3. Total Value/Sales Price of Property: \$ _____
- Deed in Lieu of Foreclosure Only (value of property) (_____
- Transfer Tax Value: \$ _____
- Real Property Transfer Tax Due: \$ _____

- 4. If Exemption Claimed:
 - a. Transfer Tax Exemption per NRS 375.090, Section # 7
 - b. Explain Reason for Exemption: Transfer to Trust for no consideration

5. Partial Interest: Percentage being transferred: 100.0 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature Patricia Kemberling-Riggs Capacity _____ Grantor

Signature Patricia Lynn Kemberling Riggs Capacity _____ Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: PATRICIA KEMBERLING-RIGGS
Address: 3495 Lakeside Drive, #162
City: Reno
State: Nevada Zip: 89509

Print Name: PATRICIA LYNN KEMBERLING RIGGS, Trustee
Address: 3495 Lakeside Drive, #162
City: Reno
State: Nevada Zip: 89509

COMPANY/PERSON REQUESTING RECORDING
(required if not the seller or buyer)

Print Name: LAW OFFICES OF JAMES K. BURAU, LTD. Escrow # _____
Address: 916 Southwood Blvd., Ste 1A
City: Incline Village State: Nevada Zip: 89451

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)